

Wrigglesworth, Beth

From: Barber, Teresa on behalf of Planning (HPBC)
Sent: 18 May 2016 10:14
To: Wrigglesworth, Beth
Subject: FW: HPK/2016/0128 - New Horwich Road - Reptile Survey

From: Ollerenshaw, Mark
Sent: 16 May 2016 13:40
To: Planning (HPBC)
Subject: FW: HPK/2016/0128 - New Horwich Road - Reptile Survey

DWT comments on HPK/2016/0128.

From: Ceridwyn Jennings [<mailto:CJennings@derbyshirewt.co.uk>]
Sent: 16 May 2016 13:36
To: Ollerenshaw, Mark
Subject: RE: HPK/2016/0128 - New Horwich Road - Reptile Survey

Hi Mark,

Thank you for the additional reptile report. As detailed in the reptile report by Peak Ecology and the Habitat Survey by BSG, the following informative/conditions are given below for the proposed development:

Reptiles

The ecology report discusses reptile surveys in 2015, but the results table indicated 2016 (this may be down to clerical error – however surveys are valid for c.2 years therefore if works have not been undertaken by May 2017 further surveys may be required, depending on the date of the actual surveys). Reasonable Avoidance Measures (RAMs) will be implemented to avoid harm to any reptiles, and this will include the following actions;

- Grassland and ruderal vegetation areas will be directionally strimmed in two stages to allow any reptiles (or amphibians) present to move out of the working area naturally. All vegetation will be removed from the working area to prevent potential areas of refuge being created for reptiles (amphibians) to shelter in;
- Suitable refugia, for example log or rubble piles, will be dismantled carefully by hand under the supervision of a suitably experienced ecologist; and
- Although no compensation measures are statutorily required any development can be seen as an opportunity to increase biodiversity locally. General compensation measures, such as construction of artificial hibernacula could improve habitats on site for use by reptiles and amphibians.

Section 3 of the ecology report (briefly outlined above) should be implemented in full and a **condition to this effect should be applied to any approval.**

Breeding Birds

No works to or demolition of buildings or structures or removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved.

Badgers

No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers (and other mammals) from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include:

- a) creation of sloping escape ramps (mammal ladders) for badgers (and other mammals potentially using the site), which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework greater than 200 mm outside diameter being blanked (capped) off at the end of each working day.

Trees/habitats

The retained trees present on site should be protected throughout the duration of works and follow guidance BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. All other retained habitats should be adequately protected during construction works.

Enhancements

No enhancements have been proposed within the BSG/Peak report. It is recommended native planting is incorporated within the proposals, along with gaps present in fence panels to allow movement of small mammals/reptiles across the site.

Kind Regards

Ceridwyn Jennings

Biodiversity Planning Officer

Derbyshire Wildlife Trust, Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

Switchboard: 01773 881188 www.derbyshirewildlifetrust.org.uk



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From: Ollerenshaw, Mark [<mailto:Mark.Ollerenshaw@highpeak.gov.uk>]

Sent: 13 May 2016 11:44

To: Ceridwyn Jennings <CJennings@derbyshirewt.co.uk>

Subject: FW: HPK/2016/0128 - New Horwich Road - Reptile Survey

Importance: High

Hi Ceridwyn,

Please find attached the reptile survey that you advised was required by email on 7 April.

Please can I have your revised consultation response.

Regards,

Mark

Mark Ollerenshaw
Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council
Direct Dial: 01538 395400 ext. 4921
Email: mark.ollerenshaw@highpeak.gov.uk

From: Lloyd Wilson [<mailto:lloydwilson@peakarchitects.co.uk>]
Sent: 13 May 2016 11:22
To: Ollerenshaw, Mark
Cc: Paul Holden; 'devereux9sh@btinternet.com'
Subject: HPK/2016/0128 - New Horwich Road - Reptile Survey
Importance: High

Mark,


Please find attached the Reptile Survey for your information which we request is read in conjunction with the above planning application.

Kind Regards

Lloyd Wilson
Architectural Associate
MCIAT

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From: Ollerenshaw, Mark [<mailto:Mark.Ollerenshaw@highpeak.gov.uk>]
Sent: 11 April 2016 10:44
To: Lloyd Wilson <lloydwilson@peakarchitects.co.uk>
Cc: Paul Holden <paulholden@peakarchitects.co.uk>
Subject: RE: HPK/2014/0658 now HPK/2016/0128

Lloyd,

Thank you for the update.

The target date for determination of the application is 21st April. I will therefore need to agree an extension of time for determination of the application in order to allow sufficient time for submission of the reptile survey and time for the LPA to consider the results. Please can you confirm your agreement to an extension of time until 19th May 2016.

Kind regards,

Mark Ollerenshaw
Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council
Direct Dial: 01538 395400 ext. 4921
Email: mark.ollerenshaw@highpeak.gov.uk

From: Lloyd Wilson [<mailto:lloydwilson@peakarchitects.co.uk>]
Sent: 11 April 2016 10:24
To: Ollerenshaw, Mark
Cc: Paul Holden
Subject: RE: HPK/2014/0658 now HPK/2016/0128

Mark,

Many thanks for the email, we are just in the process of commissioning the reptile survey. We have been advised that the survey period lasts between 3-4 weeks plus 1 week to 'bed in' the refuges.

We trust this information is satisfactory regarding your timescales to determine the application however would you need anything else at this time please ask.

Kind Regards


Lloyd Wilson
Architectural Associate
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From: Paul Holden
Sent: 08 April 2016 14:57
To: Lloyd Wilson <lloydwilson@peakarchitects.co.uk>
Subject: FW: HPK/2014/0658 now HPK/2016/0128
Importance: High

Regards


Paul Holden
Director
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From: "Ollerenshaw, Mark" <Mark.Ollerenshaw@highpeak.gov.uk>
Date: Thursday, 7 April 2016 16:23
To: Paul Holden <paulholden@peakarchitects.co.uk>
Subject: FW: HPK/2014/0658 now HPK/2016/0128

Dear Mr Holden,

Please see consultation response from Derbyshire Wildlife Trust below. Please can you provide the reptile survey as soon as possible.

Kind regards,

Mark Ollerenshaw
Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council
Direct Dial: 01538 395400 ext. 4921
Email: mark.ollerenshaw@highpeak.gov.uk

From: Ceridwyn Jennings [<mailto:CJennings@derbyshirewt.co.uk>]
Sent: 07 April 2016 14:45
To: Ollerenshaw, Mark
Subject: HPK/2014/0658 now HPK/2016/0128
Importance: High

Dear Mark,

I am currently reviewing the resubmission of HPK/2014/0658 now HPK/2016/0128. A recent/updated survey was undertaken by BSG February 2016, which concluded similar findings to the Arc ecology report in 2014, with the main issue both concluding that surveys for reptiles are required. I have included Teresa original email sent in 2014 (below), which details **further surveys are required prior to determination**.

Therefore, as the additional information concludes previous findings, it would be prudent for the application to have an extended timeframe in order to allow reptiles surveys to be undertaken, and if required suitable mitigation and enhancements built into the scheme.

To conclude, our previous comments are still considered valid and relevant to this application.

Kind Regards

Ceridwyn Jennings
Biodiversity Planning Officer
Derbyshire Wildlife Trust, Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
Switchboard: 01773 881188 www.derbyshirewildlifetrust.org.uk



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From: Teresa Hughes

Sent: 18 March 2015 17:22

To: Karen Taylor - High Peak (karen.taylor@highpeak.gov.uk) <karen.taylor@highpeak.gov.uk>

Cc: Monica Gillespie - High Peak Borough Council (monica.gillespie@highpeak.gov.uk) <monica.gillespie@highpeak.gov.uk>

Subject: Planning Application HPK/2014/0658 - 6 dwellings and access - land opposite 2 - 20 New Horwich Road, Whaley Bridge

Importance: High

Karen

Further to your earlier telephone call (18.3.15), I have now had an opportunity to consider the application and the submitted report (Preliminary Ecological Appraisal – Arc Ecology November 2014). I have the following comments to make under the terms of the SLA we have with the authority;

- The ecological assessment was carried out in November which the report recognises is outside the survey season (including flora, bird nesting & reptile active season). However, this caveat is not passed over into the discussion of Other Material Considerations as presented in the Design & Access Statement (Peak Architects December 2014 – rev 001) and this document appears to almost entirely dismiss biodiversity issues to be dealt with via conditions.
- The Report clearly identifies that the site has habitats with potential to support reptiles, which DWT would concur with. The site supports features which could be of value as refugia (stone walls, stone rubble), suitable basking opportunities on stone and foraging habitat within the dense unmanaged vegetation. In addition, the site is well connected to the wider countryside and could therefore form part of a wider range of species such as grass snake.
- All species of reptiles are protected under the Wildlife & Countryside Act 1981 and are Species of Principal Importance under section 41 (Natural Environment and Rural Communities Act)
- The NPPF and Circular 06/2005 indicate that information relating to material considerations should be dealt with prior to determination in order that decisions can be taken in the full light of the issues and their implications.
- Guidance from Natural England indicates that such surveys should only be left to conditions in exceptional circumstances. We are unaware that any such special circumstances exist in this case.
- In general terms the report – despite it only being preliminary – appears very sparse on information and does not include;
 - a data search except at the very coarse scale of what might be provided from the NBN
 - contains no map of the site showing where key features are located
 - does not discuss or show the relationship of the site within the wider landscape
- Any resubmission of an ecological appraisal should be undertaken to recognised standards such as British Standard (http://www.bsigroup.co.uk/en-GB/about-bsi/media-centre/press-releases/2013/9/Pioneering-biodiversity-management-standard-is-published/#.VQmzP_5yZIM) or CIEEM (Chartered Institute of Ecology & Environmental Management).

- We would strongly recommend that the decision on the application is not made until sufficient information has been submitted to address this issue.

I hope you find these comments helpful. If you have any further queries, please do not hesitate to contact me.

Regards Teresa

Teresa Hughes
Wildlife Sites Officer
Derbyshire Wildlife Trust, East Mill, Bridge Foot, Belper, Derbyshire, DE56 1XH
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